

**RESOLUTION NO. CZAB14-31-03**

*WHEREAS*, **FRV DEVELOPMENT** applied for the following:

AU to RU-3M

**SUBJECT PROPERTY:** The west ½ of the west ½ of the SE ¼ of the SE ¼, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

**LOCATION:** 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

*WHEREAS*, a motion to deny the application without prejudice was offered by Curtis Lawrence, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
Wilbur B. Bell			aye

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 25<sup>th</sup> day of November, 2003.

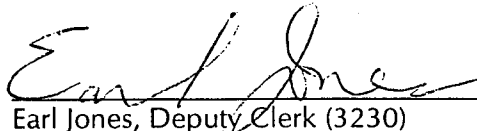
Hearing No. 03-7-CZ14-3  
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

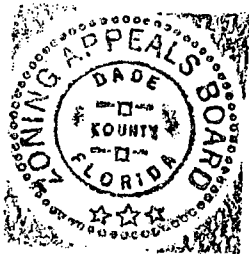
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-31-03 adopted by said Community Zoning Appeals Board at its meeting held on the 25<sup>th</sup> day of November 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10<sup>th</sup> day of December 2003.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL





DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

□ 111 NW 1 STREET, SUITE 1210  
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PERMITTING AND INSPECTION OFFICE

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□ ZONING INSPECTION SECTION  
(786) 315-2660 • SUITE 223  
□ ZONING PERMIT SECTION  
(786) 315-2666 • SUITE 106  
□ ZONING PLANS PROCESSING SECTION  
(786) 315-2650 • SUITE 113

FRV Development  
c/o Anthony L. Recio  
Weiss Serota & Helfman  
2665 South Bayshore Drive  
Suite 420  
Miami, Florida 33133

December 11, 2003

Re: Hearing No. 03-7-CZ14-3 (03-150)  
Location: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue,  
Miami-Dade County, Florida

Dear Mr. Recio:

Enclosed herewith is Resolution No. CZAB14-31-03, adopted by the Miami-Dade County Community Zoning Appeals Board 14, which denied, without prejudice, your client's application requesting a district boundary change to RU-3M on the property described above.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The date of posting is Dec. 1, 2003. In the event an appeal is filed, any action undertaken during the appeal period is at the applicant's risk.

Sincerely,

*Earl Jones*  
*for*

Earl Jones  
Deputy Clerk

Enclosure